

Have your say on medium-density housing



Wellington's population is growing and people's housing needs are changing. There's a greater need for housing choice to cater for one- and two-person households, a growing demand for lower maintenance properties, and a trend for people to want to move into different housing types in their existing suburb. We also need a greater supply of affordable good-quality housing.

The Council has a responsibility to give the community what it needs and to make it possible for a variety of housing types to be developed. To achieve this, we are now planning to encourage more medium-density housing to be built in Island Bay.

We would like your feedback on two important parts of this plan:

- Where in your community would it be best to develop medium-density housing?
- What standards of design should the medium-density housing meet?

Tell us what you think by Friday 27 November 2015

Town centre plan and supporting services

To support the population growth in Island Bay, we will also:

- prepare a plan to guide development in Island Bay town centre
- investigate the capacity of the roads and underground piping.

The town centre plan ensures coherency across different developments, and helps contribute to a more attractive and vibrant centre. The plan will cover issues and opportunities related to public spaces, personal safety, car parking, local movements (pedestrians, cyclists, public transport and other road users) and local character.

The plan will also look at development opportunities in the town centre.

The review of existing infrastructure will help us determine what needs to be done and how much needs to be spent to make sure the roads and essential services can cope with more people and housing.

NB: Wellington City Council is currently undertaking construction in Island Bay with regards to cycleways, crossings and bus shelters.

We would like your feedback on issues you consider important for the town centre and your suggested improvements.

Medium-density housing explained

Medium-density housing can be stand-alone, semi-detached, terraced houses or apartment buildings, all up to three storeys high. These types of development have several benefits. They provide:

- options for new home buyers that suit their needs, such as a one- or two-person home, family home, or a place to retire
- ownership options for investors and homeowners
- a range of affordable housing
- better use of limited land near the town centre
- compact development which is energy efficient.

There are many ways to build medium-density housing, and each development would respond to site opportunities, constraints and surroundings. The image below shows an example of medium-density housing and some common key features.



Example of medium-density housing displaying key features

Source: McIndoe Urban & Clare Bush Architects, Palmerston North City Council

How should we manage medium-density housing?

Frontage setbacks and building alignment are similar to other buildings along the street

Height variation avoids excessive shading or domination of open spaces

Units front the street with windows, visible entrances and low front fences

Varying the building form and materials creates visual interest and a sense of human scale

Island Bay as a new medium-density area

Areas around Island Bay town centre have the important features that support successful medium-density development. Island Bay has:

- a town centre with shopping, services and local employment
- good access to public transport networks
- room for new residential buildings
- good access to community facilities, schools and open spaces
- commercially viable options for developers to produce targeted residential development at an affordable price for potential owners.

Where could this happen in Island Bay?

Medium-density housing is generally encouraged within 5 to 10 minutes' walk from town centres, as in Johnsonville and Kilbirnie. This gives residents good access to shopping, services and public transport routes.

Tell us where you think medium-density housing should happen in Island Bay.



Areas within 5 and 10 minutes' walk from Island Bay

What this could look like in Island Bay

These two examples show what medium-density housing could look like in Island Bay.

The houses have low-maintenance sections and are no more than three storeys high.

The range of sizes and types of houses give people choices that suit their needs.



Model example of medium-density housing



Built example of medium-density housing

We want to hear your views

You are an important part of the process and we value feedback on this topic. Your views will help us develop a proposal that not only meets the existing community's needs but also those of future residents and businesses.

We want to make sure that all new development is high quality, the design and appearance fits in with the surrounding environment, and it can stand the test of time.

How the consultation works

To allow the development of medium-density housing, the Council must amend the district plan sections that manage residential development. This process takes time and we want to hear your views early on so we can consider them in our approach to the plan changes.

Once we've developed the draft plan changes, the next steps are to:

- take the draft district plan change to a Council meeting for approval
- consult with you on the draft changes, then make amendments to create a final plan change
- take the final district plan change to a Council meeting for approval

- enter the more formal consultation process, including seeking public submissions, on the final proposed plan change
- hold a public hearing for the plan change to be considered
- release the decision.

Learn more

Drop-in centre at Island Bay Community Centre

137 The Parade, Island Bay

Visit our drop-in centre to share your views, talk to a planner and learn more about medium-density housing and what it could look like in Island Bay.

Drop-in centre days and times:

Tuesday 3 November

12pm-2.30pm and 5pm-7.30pm

Wednesday 4 November

12pm-2.30pm and 5pm-7.30pm

Thursday 5 November

12pm-2.30pm

Share your thoughts with us

Visit our website and use the form on wellington.govt.nz/housing-choice, use the enclosed feedback form or one at the drop-in centre.

Email housing.choice@wcc.govt.nz

Post District Plan Team, Wellington City Council, PO Box 2199, Wellington 6140

More information

Email housing.choice@wcc.govt.nz

Phone town planners on (04) 499 4444

Tell us what you think before Friday 27 November 2015

Visit wellington.govt.nz/housing-choice